074.0	0006	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	903,900 / 903,900
					USE VALUE:	903,900 / 903,900
					ASSESSED:	903,900 / 903,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JAMES CHRISTOPHER J & EMILY D
Owner 2:	
Owner 3:	
Street 1:	103 COLLEGE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WOODWORTH KEITH/MARGARET -
Owner 2:	-
Street 1:	103 COLLEGE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,204 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1964, having primarily Wood Shingle Exterior and 2717 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7204.000	458,600		445,300	903,900
Total Card	0.165	458,600		445,300	903,900
Total Parcel	0.165	458,600		445,300	903,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.68 | /Parcel: 332.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 47078

GIS Ref

GIS Ref

Insp Date 09/09/20

!6231!

PREVIOUS ASSESSMENT

Parcel ID 074.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	334,900	0	7,204.	445,300	780,200	780,200	Year End Roll	12/18/2019
2019	101	FV	287,400	0	7,204.	451,600	739,000	739,000	Year End Roll	1/3/2019
2018	101	FV	287,400	0	7,204.	337,100	624,500	624,500	Year End Roll	12/20/2017
2017	101	FV	287,400	0	7,204.	305,300	592,700	592,700	Year End Roll	1/3/2017
2016	101	FV	287,400	0	7,204.	292,600	580,000	580,000	Year End	1/4/2016
2015	101	FV	265,300	0	7,204.	248,100	513,400	513,400	Year End Roll	12/11/2014
2014	101	FV	265,300	0	7,204.	235,400	500,700	500,700	Year End Roll	12/16/2013
2013	101	FV	265,300	0	7,204.	223,900	489,200	489,200		12/13/2012

PRINT

Date	Time
12/10/20	21:01:54

LAST REV

Date	Time
10/06/20	11:26:45

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6231

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WOODWORTH KEITH	72469-107	1	4/17/2019	Change>Sale	840,000	No	No		
HOLLIDAY RAYMON	45638-308		7/18/2005		569,000	No	No		
INTRAVAIA SALVA	33351-320		7/30/2001		469,000	No	No		
	10073-426		7/10/1962			No	No		N

USER DEFINED

Prior Id # 1:	47078
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2019	1892	Heat App	6,782	C				
8/2/2019	1183	Alterati	150,000	O				
4/17/2019	509	Inter Fi	2,500	C				
2/14/2006	99	Re-Roof	18,100			G7	GR FY07	+ 2 STRM DRS & 5 R
8/10/1993	380	Manual	1,000					REPLACE WDK

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	Measured	DGM	D Mann
6/3/2019	SQ Returned	JO	Jenny O
12/7/2018	Inspected	PH	Patrick H
11/6/2018	MEAS&NOTICE	BS	Barbara S
12/9/2008	Meas/Inspect	163	PATRIOT
11/6/2005	MLS	MM	Mary M
12/4/2001	MLS	MM	Mary M
10/26/2000	Hearing N/C	197	PATRIOT
11/16/1999	Inspected	267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7204		Sq. Ft.	Site		0	70.	0.88	5									445,284						445,300	

Total AC/HA: 0.16538 | Total SF/SM: 7204 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 445,284 | Spl Credit | Total: 445,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.32221508
Const Adj.:	1.00500000
Adj $ / SQ:	126.238
Other Features:	119953
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	514178
Depreciation:	55531
Depreciated Total:	458647

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11		BRs: 4		Baths: 2					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	
Totals			
1	11	4	

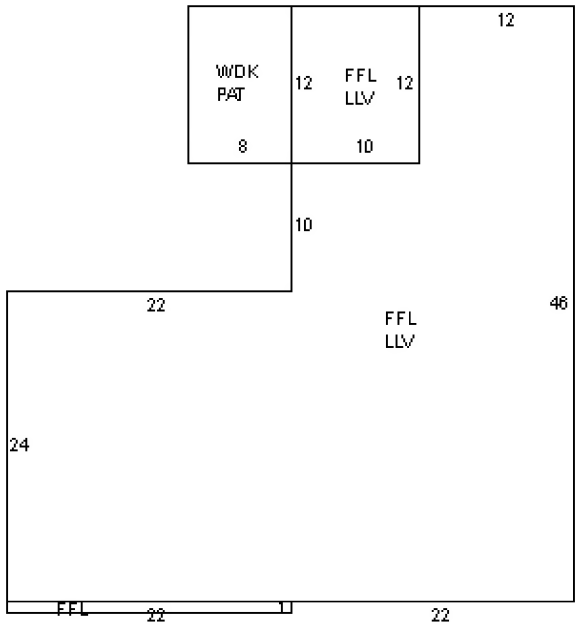
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	138.86
Special Features:	0	Val/Su Net:	139.22
Final Total:	458600	Val/Su SzAd	293.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,562	126.240	197,185
LLV	Lower Level	1,540	96.220	148,175
PAT	Patio	96	6.030	579
WDK	Deck	96	16.080	1,544

Net Sketched Area: 3,294 | Total: 347,483

Size Ad 1562 | Gross Are 3294 | FinArea 2717

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 074.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: